



IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 359 East 157th Street and 784 Courtlandt Avenue (Block 2404, Lots 1 and 2) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate development of a building containing approximately 20 affordable housing units, retail and community facility space, Borough of the Bronx, Community District 1.

This application (C 190293 HUX) for an Urban Development Action Area designation, project approval and disposition of City-owned property (UDAAP) was filed by the New York City Department of Housing Preservation and Development (HPD) on February 19, 2019. This application and the related proposed action would facilitate the construction of a seven-story mixed-use building with affordable residential units, ground floor retail space, and community facility space in the Melrose neighborhood of Bronx Community District 1.

RELATED ACTIONS

In addition to the UDAAP designation, project approval and disposition of city owned property (C 190293 HAX) which is the subject for this report, implementation of the proposed development also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

C 190292 HAX Fourth Amendment to the Melrose Commons Urban Renewal Plan

BACKGROUND

A full background discussion and description of this application appears in the report for the related Urban Renewal Plan amendment action (C 190292 HUX).

ENVIRONMENTAL REVIEW

This application (C 190293 HAX) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 19HPD016X. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential impact of the proposed actions, a Negative Declaration was issued on February 20, 2019.

UNIFORM LAND USE REVIEW PROCEDURE

This application (C 190293 HAX), in conjunction with the related application (C 190292 HUX), was certified as complete by the Department of City Planning on February 25, 2019, and was duly referred to Bronx Community Board 1 and the Bronx Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 1 held a public hearing on this application on March 28, 2019, and on that date, by a vote of 28 in favor, 0 opposed, and with 0 abstentions, recommended approval of the application with the following conditions:

1. “That the firm Infinite Horizons LLC make its best effort to lease up the building commercial space to a firm that will not duplicate retail businesses in the immediate

- area. Do not lease the retail space to any provider of drug treatment services or mental health services.”
2. “Seek to maximize local employment opportunities in the area of project construction.”
 3. “Implement appropriate security measures as outlined in the project’s development plan.”
 4. “Upon construction start provide and submit quarterly written updates to the board as to project construction status and building lease up”.

Borough President Recommendation

The Borough President held a public hearing on this application on April 9, 2019, and issued a recommendation on April 30, 2019 approving the application.

City Planning Commission Public Hearing

On April 24, 2019, (Calendar No. 2), the City Planning Commission scheduled May 8, 2019 for a public hearing on this application (C 190293 HAX). The hearing was duly held on May 8, 2019 (Calendar No. 14) in conjunction with the related application (C 190292 HUX). There were four speakers in favor of the application and none in opposition. A summary of the public hearing appears in the report for the related application for the Fourth Amendment to the Melrose Commons Urban Renewal Plan for the Melrose Commons Urban Renewal Area. (C 190292 HUX).

CONSIDERATION

The Commission believes that this application for an Urban Development Action Area designation, project approval and disposition of City-owned property (UDAAP) is appropriate. A full consideration and analysis of the issues and the reasons for approving this application appear in the report for the related Urban Renewal Plan amendment action (C 190292 HUX).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the actions described herein would have no significant impact on the environment; and

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of property located at located at 784 Courtlandt Avenue and 359 East 157th St (Block 2404, Lots 1 and 2), in Community District 1, Borough of Bronx, as an Urban Development Action Area; and

WHEREAS, the Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such property;

THEREFORE, be it further **RESOLVED**, that the City Planning Commission, after due consideration of the appropriateness of the actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act:

- a) the designation of property located at 359 East 157th Street and 784 Courtlandt Avenue (Block 2404, Lots 1 and 2), as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such area; and
the City Planning Commission recommends that the New York City Council find that:
 - i. The present status of the area tends to impair or arrest sound development of the municipality;
 - ii. The financial aid in the form of tax incentives to be provided by the municipality pursuant to Section 696 of the Urban Development Action Area Act, is necessary to enable the project to be undertaken; and
 - iii. The project is consistent with the policy and purposes stated in the Section 691 of the Urban Development Action Area Act, and

BE IT FURTHER RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the

consideration described in this report, the application of the Department of Housing Preservation and Development, for the disposition of city-owned property located at 359 East 157th Street and 784 Courtlandt Avenue (Block 2404, Lots 1 and 2) in Community District 1, Borough of Bronx, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 190293 HAX).

The above resolution (C 190293 HAX), duly adopted by the City Planning Commission on June 3, 2019 (Calendar No. 7), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, ESQ., *Vice Chairman*

ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO III, MICHELLE R. de la UZ, JOSEPH I. DOUEK, RICHARD W. EADDY, HOPE KNIGHT, ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*